

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
2005 COMPREHENSIVE PLAN WORK SESSION #13  
Monday, July 26, 2004**

A work session of the Williamsburg Planning Commission was held on Monday, July 26, 2004, at 3:30 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

**ATTENDANCE AND CALL TO ORDER**

Present were Commissioners Young, Pons, Hertzler, McBeth, Rose and Smith. Absent was Commissioner Friend. Also present were Planning Director and Zoning Administrator Murphy.

Mr. Young called the meeting to order.

**OPEN FORUM**

No one spoke in the open forum.

**COMPREHENSIVE PLAN UPDATE**

Mr. Nester said that the purpose of today's work session was to discuss housing issues with representatives from the Peninsula Housing and Builders Association.

Mr. Nester reviewed a map of the City showing areas where density and zoning match, where increased density is needed to match existing development, and where the appropriate density and zoning needs to be determined. The areas to be determined include the land behind Outback on Waltz Farm Drive, the Casey property between Richmond Road and Lafayette Street, the land owned by the City south of Berkeley School, the LB-1 and LB-3 areas north and south of Merchants Square, the Colonial Williamsburg Foundation properties on Quarterpath Road and South England Street, and the Vermillion property on Penniman Road.

Mr. Nester recognized the two representatives from the Peninsula Housing and Builders Association: Richard Costello, Vice Chairman; and Robert Duckett, Director of Public Affairs.

Mr. Costello addressed the following housing issues:

- The City's Comprehensive Plan is more detailed than those in the surrounding communities.
- There are many opportunities for residential growth in the City.

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- Some commercial areas are no longer viable and could be used for residential.
- The Homebuilders support affordable housing – the WRHA is doing a good job.
- Owner-occupied housing is generally preferable to rental.
- A lot of owner-occupied housing is now condominium.
- Decide where you want housing, where the facilities are – streets, water & sewer, etc.
- You may not need to allow for more development in all areas.
- Offer redevelopment opportunities.
- Single family is not dead, but is being built at higher densities, such as Brandywyne.

Mr. Hertzler asked why affordable housing is important. Mr. Duckett noted that for most people, housing is their most important investment. Mr. Costello said that it will bring more young families into the area.

Mr. Hertzler asked why people want to live in Williamsburg. Mr. Costello cited the quality of life and different goals in the City – more concern with aesthetics (underground wiring, streetscape, etc.).

Mrs. McBeth asked about amenities to encourage owner occupants. Mr. Costello noted underground parking, 1500 to 2000 sf floor area, more costly units are less affordable as rental properties, condo associations can add restrictions for the maximum number of rental units.

Mrs. Smith noted outside impacts on housing, such as base closure – if more people are moved to Ft. Eustis, it could generate more people wanting to live in Williamsburg. She also asked how do we deal with the impact of more density – how does it affect the school system.

Mr. Pons asked that if a small town atmosphere is important, does more density adversely affect this. Mr. Costello said that it is important to have a higher density but with a maximum size for a development. Mr. Duckett noted that you could retain a small-town feel by deciding where you put housing – closer to schools, shops, etc. Mr. Pons asked where do you put the housing and shops. Mr. Costello offered Port Warwick and New Town as examples.

Mr. Young asked about areas for small multifamily developments. Mr. Costello said that more density is needed in the City center to make it profitable to tear down and build new; the area behind Outback would work as medium density and the development could contribute to a traffic light at Waltz Farm Drive.

Mr. Hertzler asked about statistics for New Town. Mr. Costello said that there will be about 1,300 residential units and 1.5-2 million square feet of commercial and office space.

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Mr. Duckett said that he appreciated the opportunity to provide input for the City's Comprehensive Plan process.

Mr. Young noted that Port Warwick has about 560 dwelling units, and that it was not planned to have only the residents support the commercial – it depends also on outside business.

**OPEN FORUM**

No one spoke in the open forum.

The meeting adjourned at 4:55 p.m.

Jesse Young, Chairman  
Williamsburg Planning Commission